

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



WOODCOTE ROAD, CAVERSHAM HEIGHTS READING, RG4 7EZ

£1,250,000

A superb 1939 built five bedroom detached residence with a two storey extension to the rear offering excellent family living accommodation. Includes 22ft entrance hall, sitting room, dining room, 31ft kitchen/dining/family room, study, living room, two cloakrooms, utility room, two ensuites, private gated entrance with ample parking and approx. 150ft rear garden

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BACKGROUND

The property was built in 1936 originally as a doctors residence with an accompanying surgery practice and over time segments of land have been sold so the house now benefits from a gated private driveway, set back and tucked away from the road. The house is individual in design, offering well balanced accommodation whilst benefiting from large feature corner windows and balconies to the front of the house with Canadian pine flooring on the ground floor. The current owners have upgraded many parts of the house and have added a two storey rear extension which is incorporated in to the main house but equally could be set as an annexe facility.

ENTRANCE HALL

Hardwood front door, super entrance measuring 22ft in length with central staircase and feature corner windows offering south-east facing aspect, two radiators, storage cupboard

**CLOAKROOM**

With further cloaks hanging area leading to cloakroom: fitted with low level w.c, pedestal wash hand basin, tiled floor and side aspect window



SITTING ROOM

Individual room with feature curved window and glazed door offering south-west facing aspect, attractive stone fireplace with fitted electric fire, three radiators, large side aspect window, T.V point

**DINING ROOM**

Feature corner window, radiator, exposed floor boards

**OFFICE**

Large side aspect window, door to walk-in downstairs storage cupboard, radiator

**KITCHEN/DINING/FAMILY ROOM**

Excellent sized room measuring 31ft in length offering views over the rear garden



KITCHEN - Fitted by locally based Griggs and Mackay with granite work tops with inset one and a half sink unit with a range of cream cupboard units and drawers, freestanding Rangemaster cooker with concealed extractor hood over, tiled floor, spotlights



DINING/FAMILY ROOM - With French doors to rear garden and large side aspect window, radiator, T.V point, ample space for kitchen table and sofas



UTILITY ROOM/SECOND KITCHEN

Fitted to comprise: worktops with sink unit, range of cupboards, freestanding cooker with extractor over, tiled floor, side aspect window, door to:



LIVING ROOM

With side and rear aspect windows, superb 18ft high vaulted ceiling with three large velux style windows, two radiators, spotlights, wide French doors leading to garden, further staircase to galleried landing, ideal as a study/reading area, which in turn leads to bedroom four door to:



SECOND CLOAKROOM

Two piece suite comprising: low level w.c, pedestal wash hand basin, tiled floor, side aspect window

STAIRCASE FROM HALL TO FIRST FLOOR LANDING

Large side aspect window, two storage cupboards, two radiators, airing cupboard, access to loft

BEDROOM ONE

Front aspect featured curved window, two radiators, door to:



ENSUITE BATHROOM

Three piece suite comprising: P shaped shower bath, low level w.c, pedestal wash hand basin, pedestal wash hand basin, chrome towel radiator, tiled floor, side aspect window



BEDROOM TWO

Side aspect window, radiator, door to:



ENSUITE SHOWER ROOM

Three piece suite comprising: walk-in double length shower, low level w.c, pedestal wash hand basin with cupboard under, chrome towel radiator, tiled floor, side aspect window



BEDROOM THREE

Dual aspect windows, radiator



BEDROOM FOUR

Front aspect with double doors leading on to terrace balcony, radiator



BEDROOM FIVE

Front aspect with glazed door to small terrace, radiator, internal door to bedroom one - ideal to be reconfigured as a dressing room/cot room



FAMILY BATHROOM

Three piece suite comprising: P shaped shower bath, low level w.c, inset wash hand basin with cupboard below, tiled floor, rear aspect window



OUTSIDE

The front of the property is approached along a private driveway with electric security gates leading to a large parking area with parking for several vehicles. There is also a verandah with quarry tiled floor and side access to the rear garden



To the rear of the property is a large garden measuring approx.150ft in length, with a large paved patio to the immediate rear of the property which continues along the side of the house. The garden is fairly secluded and is enclosed by panel fencing and hedging including a timber summer house





TENURE

Freehold

APPROXIMATE SQUARE FOOTAGE

3,156 sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

SCHOOL CATCHMENT

Caversham Primary School
The Heights Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band G

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

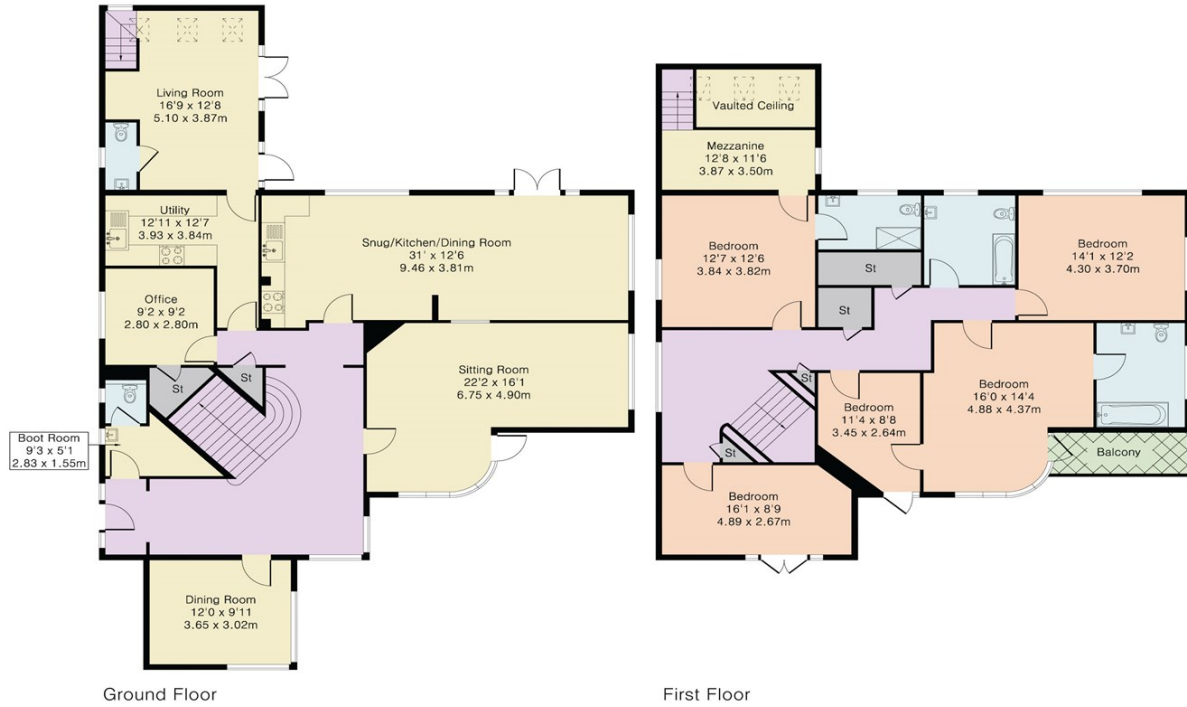
Energy Rating D

To view the full EPC for this property, you can access the national database with the following web address:<https://find-energy-certificate.service.gov.uk/energy-certificate/7600-0759-0222-6298-3573>

FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale

Approximate Gross Internal Area 3156 sq ft – 293 sq m
 Ground Floor Area 1658 sq ft – 154 sq m
 First Floor Area 1498 sq ft – 139 sq m



LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

